



**Norton Street, Grantham NG31 6BX**



**welcome to**

**Norton Street, Grantham**

\*GUIDE PRICE £130,000 - £140,000\* - THREE BEDROOM traditional terrace house located close to the town centre. Ideal for first time buyers, or as a rental opportunity with a return of approx £875 to £900 pcm.



### Entrance

Front door leading into the spacious hallway, with stairs to the first floor and doors leading off to the dining room and the lounge.

### Lounge

11' 1" x 12' 9" ( 3.38m x 3.89m )

With feature fireplace with inset gas fire. Window to the front aspect, radiator to one wall.

### Dining Room

11' 11" x 12' 5" ( 3.63m x 3.78m )

With a window to the rear aspect, this spacious dining room has a door leading down to the cellar, radiator, and doors leading to a very sizeable walk in storage cupboard and kitchen.

### Walk In Storage

From the dining room this extra room/storage space benefits from a radiator and has the potential to be used as a study or office space.

### Cellar

12' 9" x 11' 11" ( 3.89m x 3.63m )

This large 'living room' sized cellar has a window to the front aspect, and featuring a brick fireplace, brick walls and carpet to the floor. The vendor advises that this room benefits from dpc flooring, lighting, and cabling for power sockets. This room has the potential to be used as additional living space (subject to planning if required) music room, games room or a gym.

### Kitchen

11' 5" x 6' 6" ( 3.48m x 1.98m )

This good size galley kitchen has a range of wood effect units at both floor and eye level with white worktops over, black sink and drainer. Built-in electric oven, microwave and gas hob. Integrated fridge. Space for appliances and plumbing for an automatic washing machine, radiator, wood effect laminate flooring, wall mounted boiler and part glazed door leading out to the rear garden.

### Bathroom

6' 2" x 6' ( 1.88m x 1.83m )

Comprising of a bath with a shower over, low level wc and pedestal wash hand basin, radiator and obscure window to the rear aspect.

### First Floor Landing

Spacious first floor landing with carpet, radiator and doors leading off to the bedrooms.

### Bedroom One

11' 11" x 16' 9" ( 3.63m x 5.11m )

This good size double bedroom has a window to the front aspect, radiator and carpet.

### Bedroom Two

9' 8" x 8' 1" ( 2.95m x 2.46m )

A second good size double bedroom with a window to the rear aspect, radiator and carpet.

### Bedroom Three

15' x 6' 4" ( 4.57m x 1.93m )

Bedroom three has a window to the rear aspect, radiator and carpet.

### Description Outside

To the front of the property there is a small garden area with a gated frontage.

To the rear there is a lovely garden with a patio area, perfect for outside dining, lawn, shed to be included, wall to one side and fencing to the other side and rear. Gated access leading to the passageway.



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## Norton Street, Grantham

- THREE BEDROOM TRADITIONAL TERRACE HOUSE
- WALKING DISTANCE TO THE TRAIN STATION
- IDEAL FOR COMMUTERS OR FIRST TIME BUYERS
- OR A GREAT RENTAL AT APPROX £875 - £900 PCM
- LOUNGE AND DINING ROOM

Tenure: Freehold EPC Rating: C

guide price

**£130,000 - £140,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST113134 - 0005

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